

**ZONING BOARD OF ADJUSTMENT
REGULAR SCHEDULED MEETING OF OCTOBER 2, 2023 – 5:30PM
CITY COUNCIL CHAMBERS, SECOND FLOOR, CITY HALL**

PROPOSED AGENDA

ROLL CALL

Darnell Hance, Chairman
Charles Cooper, Vice Chairman
Isaias Martinez
Theresa Atwood
Karen Merricks
Maritza Alston
Jose M. Brito Bueno

Henrietta Washington, Alternate #1

Evita Muhammad, Secretary
Kyle F. Eingorn, Attorney for Board

READING OF SUNSHINE LAW

In conformance with the Sunshine Law of New Jersey, notice of the meeting was posted in the Municipal Clerks Office on **Tuesday, September 26, 2023.**

PUBLIC HEARING

Approval of Minutes – September 2023

NEW BUSINESS

ASPIRE PROPERTY GROUP – 945 N. 27TH STREET – BLOCK: 932 LOT: 36, 37 & 51
PROPOSES COMMERCIAL USE W/ 2ND FL APARTMENT – REAR ADDITION TO SECOND FLOOR AND IMPROVEMENTS TO PARKING LOT. 1. MODIFICATION/ ALTERATIONS TO PROPERTY REQUIRES SITE PLAN APPROVAL. 2. D-1 USE VARIANCE IS NEEDED.

SERGIO BENT – 524 ROYDEN STREET – BLOCK: 211 LOT: 48
PROPOSES A DUPLEX – MIN LOT SIZE IS DEFICIENT – 6,000 SF REQ – 1,600 SF PROPOSED – C-1 BULK VARIANCE IS NEEDED. 2. LOT WIDTH DEFICIENT – 60 FT REQ – 20 FT PROPOSED - C-1 BULK VARIANCE IS NEEDED. 3. LOT DEPTH IS DEFICIENT – 100 FT REQ – 80 FT PROPOSED - C-1 BULK VARIANCE IS NEEDED. 4. BUILDING COVERAGE HAS EXCEEDED 60 % REQ – 90 % PROPOSED - C-1 BULK VARIANCE IS NEEDED. 5. OFF-STREET PARKING IS NEEDED – 3 PARKING SPACES REQUIRED – 0 PROPOSED – C-2 BULK VARIANCE IS NEEDED. 6. C-1 BULK VARIANCES ARE NEEDED FOR FRONT, REAR AND SIDE SETBACKS.

MAISHA ADAMS – 2801 ARTHUR AVENUE – BLOCK: 951 LOT: 20
PROPOSES A FENCE AND RETAINING WALL 1. MASONRY WALL IS PROHIBITED – INTERPRETATION MAY BE NEEDED BY ZBA TO DETERMINE IF AMENDMENT IS NEEDED. IF INTERPRETATION IS APPROVED A D-1 USE VARIANCE IS NEEDED.

ADOPTION OF RESOLUTIONS

Granting Major Subdivision re: **PARKSIDE BUSINESS AND COMMUNITY IN PARTNERSHIP – 1454-1460 HADDON AVENUE – BLOCK: 1300 LOT: 84, 84.01 – 84.05 – SUBDIVIDE (6) LOTS FOR (5) TOWNHOUSES**

Granting Use Variance and Bulk Variance Approval re: **WILTON TORRES – 116 STATE STREET – BLOCK: 38 LOT: 90 – THREE APARTMENTS WITH SECOND FLOOR BUILDING ADDITION**

Granting Non –Conforming Use Approval re: **ST JOSEPH’S CARPENTER SOCIETY – 2912 FEDERAL STREET – BLOCK: 1125 LOT: 2 – OFFICE WITH WAREHOUSE SPACE**

Granting Use Variance Approval and Bulk Variance Approval re: **RONALD AND FRANCES ABATE – 1929 S. 4TH STREET BLOCK: 494 LOT: 3 – TWO INDUSTRIAL BUSINESSES ON THE SAME LOT**

Granting Non –Conforming Use Approval re: **EFRAIN REYES, JR – 233 GRAND AVENUE – BLOCK: 1177 LOT: 159 - DUPLEX**

Granting Non –Conforming Use Approval re: **DON LEY GROUP, LLC – 265 MT VERNON STREET – BLOCK: 245 LOT: 51 – SINGLE FAMILY DWELLING - RENOVATIONS**

Granting Non –Conforming Use Approval and Bulk Variance Approval re: **KIRTTY TAVERAS – 1539 S. 10TH STREET – BLOCK: 428 LOT: 41 – CONVENIENCE STORE W/ SIGNAGE**

Granting Bulk Variance Approval re: **OSVALDO FERNANDEZ – 1261 DAYTON STREET – BLOCK: 1369 LOT: 29 – DUPLEX**

Granting Non –Conforming Use Approval and Bulk Variance approval re: **JORDAN & JORDAN, LLC- 1201 ATLANTIC AVENUE – BLOCK 1329 LOT: 72 – RETAIL W/ APARTMENT**

Granting Bulk Variance Approval re: **TARIQ S. ALAM – 602 BERKLEY STREET – BLOCK: 1411 LOT: 2 - DUPLEX**

ADJOURNMENT